

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections



JUL 06 1982

**1. Name**

historic Hawkins-Nimocks Estate/Patricio Ontiveros Adobe

and/or common Slusher Estate

**2. Location**

street & number 12100 Telegraph Road N/A not for publication

city, town Santa Fe Springs N/A vicinity of congressional district 33 (Grisham)

state California code 06 county Los Angeles code 037

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input checked="" type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input checked="" type="checkbox"/> other: Held in Trust

**4. Owner of Property**

name Estate of Margaret Frances Slusher, held in trust by Shriners Hospitals and Los Angeles S.P.C.A., c/o B. Richard Marsh, Atty.

street & number Knapp, Gill, Hibbert & Stevens, 825 City National Bank Building, 606 S. Olive Street

city, town Los Angeles N/A vicinity of state California 90014

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Los Angeles County Recorder

street & number 227 North Broadway

city, town Los Angeles state California 90012

**6. Representation in Existing Surveys**

title See Continuation Sheet has this property been determined eligible?  yes  no

date  federal  state  county  local

depository for survey records

city, town state

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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input checked="" type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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### Describe the present and original (if known) physical appearance

The site area is in the eastern portion of Los Angeles County in the San Gabriel Valley southwest of Puente Hills. The Remains are on a bench above the flood channel, and the surface is presently covered by a mix of native and introduced flora including Caulanthus, filaree, shepherd's purse, fiddle-neck, field mustard, black mustard, thistle, rye grasses, oats, barley, fox-tail and wild rhubarb. There are pepper, palm, carob, and other trees. Contained on the property are two distinct cultural resources, on definitely associated with early Hispanic period colonial settlement and related to the activities of Mission San Juan Capistrano. The other is an outstanding garden-ranch developed in the 1880s. Each has physical remains existing and will be described separately.

#### ONTIVEROS ADOBE

The Ontiveros Adobe is presently represented by intact cobble and boulder foundations which outline a very large three room structure 30.1 m long north-south and 7.0 m wide east-west. Interior dimensions of the rooms are 8.2 x 5.2 m, 10.4 x 5.0 m, and 6.9 x 5.0 m respectively, from north to south. The foundations average 1.1 m in width and are up to .8 m in depth, and include some dressed stones, particularly at the corners. The walls dividing the rooms are as thick as the exterior foundations and are interlocked with the outer walls, suggesting that they were load-bearing partitions, and that the structure was built all at one time, rather than growing by additions. In the middle and north rooms, a compacted surface was located at an elevation level with the partition wall; this was presumably the living floor, and fragments of pottery, metal, asphaltum and ladrillos (floor tiles) were found in contact with this surface. A hearth or cooking area was discovered near the southeast corner of the northern room. A statum of burned soil and ash could be traced for 1.8 m along the inner wall, and forward into the room for 1.2 m, suggesting the original outline of this feature. Charcoal, burned animal bone and shell, and ceramic fragments were recovered from the ashy fill.

To build the foundations, trenches were dug in the desired outlines of both the perimeter and interior walls, and then filled with irregular courses of sandstone boulders, cobbles and adobe mud. Larger boulders up to .8 x .5 x .4 m were used at the corners, with smaller cobbles placed along the upper courses to establish a level foundation for the adobe bricks. There is some evidence for use of Roman cement on the upper courses. The absence of roof tile and abundance of asphaltum in the interior fill suggests that the building was roofed with brea.

Two features 20-35 m east of the foundation have already contributed important information for the interpretation of the building and one reason for Ontiveros' presence, plus new data about cattle species present in early California, methods

# 8. Significance

SEP 20 1982

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1809-1920's      **Builder/Architect** N/A

### Statement of Significance (in one paragraph)

The Hawkins-Nimocks Estate/Patricio Ontiveros Adobe is significant for the following major reasons: (1) The property contains rare illustrative remains illustrative of the total sequence of settlement, land use, and development in the City of Santa Fe Springs from the days of the Missions, through the Hispanic colonization, subdivision of a Mexican land grant, and the ultimate establishment of an estate renowned by the turn of the century for its orchards, and botanical garden. (2) The Hispanic adobe is not only extremely large, but is one of the very few extant where the potential to yield data from subsurface deposits in the immediately surrounding area has not been encroached upon or destroyed by modern urban growth. The archaeological component of the site has the potential to yield information on important aspects of early Southern California life style, social and economic interactions, and Native American contacts of the Spanish-Mexican colonialist, and certain broader questions such as the manufacture, use, and distribution of diagnostic ceramic types. (3) The structures and features of the Hawkins-Nimocks Estate which superseded the Ontiveros occupation are also important to the history of Santa Fe Springs and of Southern California through the association of the property with J.E. Fulton, a prominent citizen instrumental in the founding of Fulton Wells (now Santa Fe Springs). The garden ranch complex begun by Hawkins and further developed by Nimocks was one of the first and most extensive in Los Angeles County. In addition, the carob trees in this garden were later to play a significant role in the establishment of the carob industry in Southern California. The remaining structural features of this garden including a trellis and decorative concrete urns, etc., are perhaps the oldest structural remains, post California period, in the City of Santa Fe Springs. (4) Most importantly, the property is of singular importance to the City of Santa Fe Springs, representing a unique assemblage of archaeological, historical, architectural, and botanical resources with a distinctive sense of time and place.

The establishment of the adobe foundation as the residence of Patricio Ontiveros is based upon a careful and balanced analysis of archival resources and interpretation of maps dating back to 1834.

# 9. Major Bibliographical References

See Continuation Sheet

Note: Scientific notations for all bibliographical references cited are available upon request.

# 10. Geographical Data

Acreeage of nominated property 6.7

Quadrangle name Whittier

Quadrangle scale 1:24000

UMT References

A 

1	1	4	0	0	5	4	0	3	1	7	5	5	7	6	5
Zone		Easting				Northing									

B 

Zone		Easting				Northing									

C 

Zone		Easting				Northing									

D 

Zone		Easting				Northing									

E 

Zone		Easting				Northing									

F 

Zone		Easting				Northing									

G 

Zone		Easting				Northing									

H 

Zone		Easting				Northing									

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

# 11. Form Prepared By

name/title Original contact: Roberta S. Greenwood. Present contact: Victoria K. Musmann, Director of Library Services

organization City of Santa Fe Springs Original date: September 1, 1981  
date June 4, 1982

street & number 11700 Telegraph Road telephone (213) 868-7730

city or town Santa Fe Springs state California 90670

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. M. Ellison

title State Historic Preservation Officer date September 1, 1982

For HCRS use only  
I hereby certify that this property is included in the National Register  
date 10/1/82  
Keeper of the National Register  
Attest: [Signature] date 12-31-81  
Chief of Registration

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
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1. Cultural Resource Evaluation and Management Plan for the Hawkins-Nimocks (Slusher) Estate, report for the City of Santa Fe Springs by Greenwood Associates, 1979. Contains full historical background and bibliography, and results of physical survey.
2. Test Excavation of LAn-1016a H: The Ontiveros Adobe, Santa Fe Springs, California by Greenwood and Associates, 1980.

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of slaughter and butchering, and the nature of Mission and rancho industry and trade. The features are shallow pits about 9 m in diameter and 1 m deep, which contain a dense deposit of animal bone. Two control units, each 1 x 1 m, recovered 62,031 g of bone and 776 g of shell, and 74,448 g of bone and 234 g of shell, in addition to abundant ceramics identified as Tizon Brown Wares, Majolica, Mexican Galera, and Chinese imports. Analysis of the bone has demonstrated that the animals represent a single breeding population of relatively primitive type, massive and longhorned; the preferred age for slaughter was 3.5-5 years, within body weight of 519-838 pounds. Bulls, steers and cows were present. Other remains include sheep, some horse, coyote, marine fish, domestic and wild birds. Some of the wild bird species are present in southern California only during the winter, which helps to establish the seasonality of the deposit. Analysis of this valuable collection is under way, and will be published in 1982.

The archaeological deposit has been tested by two excavations designed to evaluate the scientific potential and determine the physical boundaries. The structural foundations and two bone features are intact; additional remains, deposits or features may be present. The catalogued collection presently includes 2,802 examples of Tizon Brown ceramics, 436 fragments of Majolica, 162 specimens of (Mexican) Galera, and 184 pieces of Chinese manufacture. Indian artifacts include 78 shell beads, 46 trade beads, 1 steatite bead, and 115 lithic artifacts or flakes. From the two excavations combined, a total of 318,479 g of bone are being analyzed.

HAWKINS-NIMOCKS ESTATE

The fenced portion of the property consists of approximately 4.12 acres with various buildings, structures, and landscape features which convey a distinct sense of time and place.

There are four major and several minor buildings on the property; the former include two residential structures, the tankhouse and garage, and an aviary.

The tankhouse-garage consists of a three-story tower set flush with a one-story garage built in a rectangular plan. The garage is an addition to the tower with two major entrance bays designed for automobile use. Mr. Hathaway recalls that Silas Slusher remodeled the original tank house and added the garage about 1920. The tank house appears to be the oldest building on the property. Although remodeled, the shape of several of the window and door openings indicates that it was built in the nineteenth century.

The aviary is a one-story structure built of wood and metal, open to all four sides, and screened throughout. The building is in a good state of preservation, and illustrates a utilitarian structure adapted to an interesting and unusual use.

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Residence #1 is a one-story, simple wood frame bungalow. It is designed in a style common to modest residential housing in the era of World War I. Major architectural features include a low-pitched roof, eaves with rafter ends exposed, a raised and offset porch, and flat window and door openings.

Residence #2 consists of a relatively modern stucco building. It is not a significant part of the architectural or historical importance of the property.

The minor buildings on the property include a group of sheds and farm out-buildings. They are designed in a strictly utilitarian manner, built of various combinations of wood frame, wood siding, and metal sheathing. The condition of these buildings varies from good to deteriorated.

There are several building fragments on the property. These include the foundation of a conservatory, the foundation and substructure of the old house built by Hawkins about 1880, and a brick fireplace which was a portion of an addition to the original house. The fireplace is interesting in that the legend "Slusher 1875" is cast into the cement mantelpiece. 1875 was the year of Silas Slusher's birth and does not represent the year of construction. The fireplace apparently opened into a billiard room area.

Structural remains consist of various building elements including bases of fountains, planters, urns, a trellis/gazebo, and a birdbath.

There are three brick and concrete fountain reservoirs on the property. Two of these are in line with the location of the main entrance to the original house. The third is located within the foundation walls of the conservatory. These fountain reservoirs date from the 1880s and are of architectural as well as historical interest, as they represent an early use of concrete in Southern California. The fountain retains a portion of the original cast iron decorative base remaining; this is designed with a seashell motif.

The garden trellis/gazebo (with seating) also appears to date from the 1880s, and resembles both in design and construction one which is pictured in early photographs of the estate in its prime. The lattice, for example, is used in the same manner and the wooden framework is chamfered in identical fashion. A second similar trellis is in ruins under trees located in the southeast corner of the property.

The urns and planters and a birdbath are all of a similar design and construction method. They are made of concrete and employ either a seashell or cupid design motif. The dating is not precise but attributes suggest that these structural features may also have originated about 1880. Like the fountains the planters, urns and birdbath appear to represent a very early use of decorative concrete in Southern California.

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A variety of farm-associated pieces of machinery and hardware remain on the property-- for example, a hand-cranked apparatus which appears to be a type of sheller. Several water troughs also remain, in addition to some gardening apparatus.

The estate once had an advanced and extensive water system. Remaining are the fountains, various hydrants, the tank house, and a small reservoir near the tank house. Portions of the system, including brass hydrant fittings and tank house apparatus, appear to date from the late nineteenth century.

Various plantings, beds, and pathways are visible remains of the former landscape features. Of particular interest are the aged carob trees located in the northeast section of the estate area. Cuttings were taken from this estate as early as 1921, and the stock played a prominent role in the world-wide development of the commercial carob industry.

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The most detailed historic map of the area is, however, an 1862 Plat of Los Nietos Township which notes the location of all roads, houses, names of occupants, zanjas, rivers, and property lines. The Plat also notes the approximate location of the site of the Patricio Ontiveros residence. Although the scale is rather inaccurate, correlations can be made by comparing fixed reference points on this map with fixed reference points on more accurately scaled drawings such as an 1868 sectional map and later with a modern County map. The final result of this line of inquiry is that it is clear that the location of the Ontiveros residence is within 1,000 feet of the structure identified as the Ontiveros Adobe. Given the relative degree of accuracy of early maps and the fact that there is no indication of any other early structure within the area it is reasonable to assume that the structure is indeed the Ontiveros residence.

The history of the Ontiveros Adobe has also been established through careful archival research. Briefly, the land upon which the adobe is built was originally owned by Jose Manuel Nieto as part of a 300,000-acre land grant authorized by Governor Fages in 1784. Nieto died in 1804 and the original grant was subsequently divided among the heirs in five separate ranchos. The Santa Gertrudes portion, upon which the adobe was later built, was granted to Josepha Cota Nieto.

Jose Manuel Nieto and Patricio Ontiveros were both soldiers at San Gabriel, and it is certain that they met during the period 1790 (the first year that Ontiveros was at San Gabriel) and 1795 (the year Nieto retired). No documented connection has been made between the building of the adobe and the acquaintance of Nieto and Ontiveros, but it is likely that prior to his death Nieto made provisions for Ontiveros to build upon his land, or that the Ontiveros family had by then known the heirs well enough to request land to build on.

Regardless, several significant facts regarding the Ontiveros family and the adobe are evident. The property was probably occupied by the Ontiveros family between 1811 and 1814. The earliest possible date is 1809, following Patricio's discharge from the army, but it is unlikely that he would have had the resources to build such a large structure at this time. He would, however, have had the resources at his disposal following his appointment as mayordomo of Mission San Juan Capistrano in 1811. Ontiveros maintained a relatively high status

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in society until his death in 1835. He is, for example, noted as serving as "encardo de justicio" at Los Nietos in 1825. His son, Pacifico Ontiveros, is also noted as working for Antonio Nieto, one of the heirs of Jose Manuel Nieto.

The occupation of the adobe continued until 1834-1835 when, after a serious dispute with the Nieto heirs, a petition was made by Patricio to Governor Figueroa for a land grant. He died before the petition could be granted, but the grant was subsequently made in the name of Pacifico Ontiveros and the family moved to Santa Ana.

Most important is the fact that the adobe is the physical remains of an early and well documented site. The archaeological and historical evidence adds greatly to the history of Santa Fe Springs and to the better understanding of California history and archaeology as a whole. No documentation exists regarding the post-1835 history of the adobe but archaeological evidence indicates that the structure probably remained abandoned and it gradually deteriorated.

The proven potential of the site to yield significant archaeological information is high. Briefly, the size of the foundation is clearly larger by far than the average residential adobe of the period. This is likely a product of its indirect association with Mission Capistrano. The adobe is therefore not only of interest to the study of large residential architecture in early California, but also to the historian interested in the cultural history of the Missions in California. Secondly, information derived from an extensive collection of bone from the site has added greatly to local knowledge of butchering practice, trade and dietary habit. Finally, the ceramic collections from the site are of considerable importance in research directed towards a typology and chronology of native-made Tizon Brown wares; trade patterns and origins of named styles of Majolica; and the importation of Chinese goods and ceramics. Very few residential sites have been excavated from this period, so the collection has unique relevance to test a number of theories advanced about the distribution of Majolica and introduction of other commodities. It is also a very tightly dated context within which to study certain types of Chinese ceramics of persistent form and technology.

In summary, the archaeology of the Ontiveros adobe is of

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considerable professional interest to historians and archaeologists alike. It is also of singular importance to the local historian as the only site of its magnitude in the City of Santa Fe Springs.

The American-period occupation of the property is also of substantial interest to historians and archaeologists. The property is the location of one of the first Anglo settlers of the area, J.E. Fulton, the founder of Fulton Wells, now Santa Fe Springs. Fulton purchased the property c. 1871 and built a small residence for his own use. Fulton was an agent of the Santa Gertrudes Land Company, which was principally owned by J. Downey, earlier Governor of California.

The next listed owner of the property is H. Hawkins, who was a resident as early as 1884. Hawkins appears to have spent considerable time and money in developing an extensive garden-ranch complex on the property. Hawkins disposed of the ranch about 1890. It was purchased by Walter and Martha Nimocks, who both maintained and expanded the garden facility. The property was subsequently sold to Eugene Overton and finally to Margaret Francis Slusher, who maintained possession of the property until her death in 1971.

Ms. Slusher continued to operate the property as a ranch until 1922 when oil was discovered on the land (one of the first major finds of oil in the Santa Fe Springs area). The property also played a significant role in the establishment of the carob industry. Briefly, cuttings from trees (still extant) were used in tests made to establish the commercial viability of the carob.

The American period of occupation has, therefore, considerable historical interest. It is also of archaeological significance as relating to the settlement of Los Angeles County during the nineteenth century. The extensive documentation of the site will also allow for a complete and future archaeological examination of data from Missions to Modern times. This point must be underscored, as the site has great potential as an interpretive center for the City of Santa Fe Springs.

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In conclusion, the Hawkins-Nimocks Estate/Ontiveros Adobe is of considerable local historical and archaeological interest to the City of Santa Fe Springs. It is also of significance to the broader study of California history through its ability to yield new and useful diagnostic material. Most importantly, however, it is the single most valuable historical/archaeological landmark in the City of Santa Fe Springs.

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Maps Utilized

- |          |  |
|----------|--|
| 1834     | Diseno of 1784 Nieto Grant. Original in the Henry E. Huntington Library.           |
| 1862     | Plat of Los Nietos Township. Los Angeles Public Library, Central Branch, Map Room. |
| ca. 1860 | Chinigchinich Reconstuction. In Robinson 1933.                                     |
| 1869     | Subdivision of Santa Gertrudes. Los Angeles County Hall of Records.                |
| 1869     | Subdivision of Santa Gertrudes with Road Sections. Hathaway Collection             |

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The boundaries of the site have been drawn to include all of the fenced grounds of the Hawkins-Nimocks estate and the adjacent area to the southwest, which includes the foundation of the Ontiveros adobe, the brick foundation of the carriage house, and the flat lands immediately surrounding these remains to provide for the potential to discover subsurface features. The westerly boundary has been drawn roughly parallel to the bank of the slope above the flat lands, which have been altered by the drainage channel and oil field activities. See also attached map.

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This site contains rare remains illustrative of the total sequence of settlement, land use, and development in Southern California from the days of the missions through the Hispanic colonization, subdivision of a Mexican land grant, and ultimate establishment of an estate renowned throughout the country by the turn of the century for its buildings, orchards, and botanical garden. The adobe is not only of almost unprecedented size, but is one of the very few extant where the potential to yield data from subsurface deposits in the immediately surrounding area has not been encroached upon or destroyed by modern urban growth. The importance of such information is enhanced because very few structures of the Hispanic colonial period have ever been investigated archaeologically, except for the missions or presidios. This element of the site thus has a unique potential to yield information on important aspects of early California which are not replicated at other sites: life style, social and economic interactions, and Native American contacts of the Spanish-Mexican colonialist, and certain broader questions such as the manufacture, use, and distribution of diagnostic ceramic types. The structures and features of the Hawkins-Nimocks estate which superseded the occupation of the adobe are also important to American history through the first association of the property to J. E. Fulton, the prominent citizen identified with the development of the City of Santa Fe Springs, the garden-ranch complex begun by Hawkins and further enhanced by Nimocks into one of the most extensive of its kind in Los Angeles County, relation of the plantings to the growth of the commercial carob industry worldwide, early utilization of decorative concrete in the garden features, and the identification of certain of the structures as perhaps the oldest American-period features in Santa Fe Springs. The physical remains are of archaeological, historical, architectural and botanical interest, and the property retains a distinct sense of time and place.

Summary Significance

Ontiveros Adobe

The significance of the Ontiveros adobe is based upon the following considerations:

1. The intact foundations of a structure which is notably large, and documented as to owner and date, has unusual potential for public interpretation, education and enlightenment. The massive width of the foundation is related to the early date of construction, experience or training of the builders in mission building practises, or--less likely--the possibility of a two-story structure. The width of the foundation is exceeded, among those known, only by the Mission churches at San Francisco Soledad de

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Sonoma and San Buenaventura, and is extraordinary for a residence. The size of the adobe is almost unprecedented; in comparison with other recorded houses, only the home of Bernardo Yorba built in the 1830s is two meters longer, although one meter less in width. The Ontiveros adobe thus exceeds many of the missions in size.

2. The potential to yield important information through archaeology has been confirmed by the two test excavations. Features reported include one hearth or cooking area inside the structure, and two pits which contain substantial discards of cattle butchering attributed to the years of the mission. These pits are intact, as demonstrated by articulated skeletal remains, whole skulls with attached horns, and evidence of as many as nine head of cattle within a single 1 x 1 m unit. The pits thus have the potential to contain the skeletal elements of literally hundreds of animals. Information to be derived from such an unusual sample includes species, age, sex, body weight, slaughter and butchering practices, implications for trade, and dietary analysis.
3. The ceramic collection already retrieved is an assemblage of crucial importance in research directed towards a typology and chronology of native-made Tizon Brown wares; trade patterns and origins of named styles of Majolica; and the importation of Chinese goods and ceramics. Prior to 1834, the Mexican embargo of trade goods restricted purchase of goods in the California colonies, other than those supplied from Mexico. Very few residential, i.e., non-mission, sites of this period have been excavated, so the collection has unique relevance to test a number of theories advanced about the distribution of Majolica and introduction of other commodities. It is also a very tightly dated context within which to study certain types of Chinese ceramics of very persistent form and technology, which cannot otherwise be dated. Examples of the Tizon Brown, Majolica and Chinese artifacts have been submitted to the University of California, Berkeley, for X-ray, fluorescence and neutron activation studies.

Summary Significance

Hawkins-Nimocks Estate

The significance of the Hawkins-Nimocks Estate is based on the following considerations:

1. The property is the location of one of the first Anglo settlers of the area (J. Fulton) and the founder of Fulton Wells, now Santa Fe Springs.

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2. It is associated with prominent individuals in the history of Southern California, including Manuel Nieto, L. Carpenter, and J. Downey.
3. The physical remains of the site represent one of the largest private botanical gardens in Southern California.
4. The site has tremendous potential use as an interpretive center and garden/park, illustrating the history and growth of Santa Fe Springs.
5. The site has great archaeological potential for yielding new information relating to the settlement of southern California during the nineteenth century. This point must be underscored, as the site has been extensively documented, providing the background necessary for a future and complete archaeological examination of data. For example, the collection of artifacts related to the estate includes earthenware typical of the turn of the century, an unusually high percentage of porcelains among the ceramics (18.5%), and bottle glass indicative of the period from the late 1880s until after the advent of the automatic bottle making machine, with the majority being machine-made after 1906. Marble fragments, figurines, and 25 fragments of decorative tile may be related to Mrs. Slusher's collection of art objects.
6. The estate is of singular importance to the City of Santa Fe Springs. It (and the Ontiveros Adobe) is undoubtedly the most significant archaeological/historical resource within the city.

The historical background of events relating to the Ontiveros Adobe and Hawkins-Nimocks Estate are described in detail in the following Time Line and Historical summaries.

It must again be noted that the two resources represent a total sequence of settlement from missions to modern times, and are a unique and valuable assemblage of documentary and material data.

OVERVIEW AND TIME LINE

Indian Background - The Los Nietos region is a location of considerable importance to Native American culture. This area is known under various place names, including Sejat and Suka, as an ancestral village in the "neighborhood" of Mission San Juan Capistrano. "The first, or earliest people who populated this section of the country emigrated from a place called Sejat, distant north-east from the mission seven or eight leagues and in the middle of a valley now

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known by the name of el Rancho de Los Nietos." It is one of the earliest documented Indian settlements in the region and is associated with the cultural tradition and migration patterns of the Gabrielino.

- 1769 - Portola passes through the region while traveling from San Diego to the Bay of Monterey. Possible mission sites are recorded by Father Juan Crespi, missionary and expedition diarist.
- 1771 - The first structure of Mission San Gabriel is erected in a temporary location.
- 1775 - The Mission is moved northward the distance of one league.
- 1776 - Mission San Juan Capistrano is founded.
- 1781 - The Ontiveros family arrives at Mission San Gabriel. Patricio, age 9, is reportedly left by his parents to be raised by the priests at San Gabriel. Patricio's father had earlier served as an escort for the second group of colonists to settle at Los Angeles.
- 1783 - A report is written by Fathers Cruzado and Sanchez of San Gabriel which details all building activity since 1775. No reference is made to any building near the structure under investigation.
- 1784 - Manuel Nieto, a soldier at Mission San Gabriel, requests land to support his growing herd of cattle. Governor Fages grants the request.
- 1790 - First reference to Patricio Ontiveros as a soldier at San Gabriel.
- 1795 - Manuel Nieto retires from the military. Governor Borica is asked to evaluate the validity of Nieto's grant.
- 1796-1802 - Continuing controversy over the Los Nietos grant.
- 1803 - The original grant of 300,000 acres is reduced to about 150,000 acres.
- 1804 - Manuel Nieto dies.

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- Ca. 1809- Patricio Ontiveros petitions for a discharge after about 20 years of service. (He was eligible for a pension after 18 years of service.)
- 1811 - Military pensions are suspended following the Hidalgo Revolt of 1810.
- 1812- Patricio Ontiveros is appointed mayordomo of Mission San Juan  
1813 Capistrano.
- 1815 - Mention of Thomasa Ontiveros, sister of Patricio Ontiveros, as a resident of Los Nietos.
- 1821 - An official suit between Juan Jose Nieto and Mission San Juan Capistrano regarding cattle is filed. Prohibitions against trade are lifted.
- 1823 - A letter from Alcalde Manuel Gutierrez to Governor Luis Arguello is sent regarding the controversy between Nieto and the Mission. Patricio Ontiveros is witness #4.
- 1825 - Patricio Ontiveros is listed as "encardo de justicia" at Los Nietos. Juan Pacifico, son of Patricio, is married to Martina Osuna on November 24. Pacifico is reportedly in the employ of Antonio Nieto.
- 1827 - Juan Jose Nieto files for a regranting of land.
- 1833 - Patricio Ontiveros is reportedly preparing a request for a grant of land.
- 1834 - Title to the original Los Nietos grant is confirmed in five portions to Nieto's heirs. The "Casa of Don P. Ontiveros" is shown on a Diseno in the approximate location of the property under investigation. Hjar begins his colonizing plans.
- 1835 - Patricio Ontiveros submits a request for land to Governor Figueroa but dies before the request can be granted. Juan P. Ontiveros moves to Santa Ana. The revolt organized at Los Nietos occurs at Los Angeles. The Hjar-Figueroa controversy begins. Hjar is sent back to Mexico.

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- 1836 - A petition for land is submitted by Juan Pacifico Ontiveros.
- 1837 - A grant of approximately 35,000 acres is made by Governor Alvarado to Juan P. Ontiveros. The grant is known as San Juan Cajon de Santa Ana.
- 1843 - Lemuel Carpenter obtains possession of the Santa Gertrudes portion of Los Nietos from Josepha Cota Nieto, widow of Antonio Maria Nieto.
- 1847 - Battle of San Gabriel occurs on January 8.
- 1857 - A portion of Rancho San Juan Cajon de Santa Ana is sold to George Hansen. This land was used to form the "Mother Colony," later known as Anaheim.
- 1859 - Lemuel Carpenter dies and the property is acquired by ex-governor John G. Downey.
- 1861 - Santa Gertrudes is surveyed.
- 1862 - Plat of Los Nietos mentions Patricio Ontiveros' home in the location of the property being nominated.
- 1865 - First deed of sale for land on Rancho Santa Gertrudes subdivision is executed on April 22 to J. H. Burke.
- 1867 - A massive flood creates the new San Gabriel River channel.
- 1870 - An estimated 500 families live in Los Nietos.
- 1871- - J. E. Fulton is shown as owning the land upon which the  
1872 Ontiveros Adobe and the Hawkins-Nimocks Estate are located.
- 1878 - Fulton founds his health resort.
- 1884 - Harvay [sic] H. Hawkins first appears on the Great Register of Los Angeles County.
- Ca. 1898- The Nimocks buy the property.
- 1904 - Overton acquires the property.

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- Ca. 1916- Mrs. Margaret Frances Slusher buys the ranch.
- 1941 - The main residence burns.
- 1948 - Silas Slusher dies.
- 1969 - The barn/carriage house burns.
- 1971 - Mrs. Slusher dies. The property is held in trust.

ONTIVEROS ADOBE/HISTORICAL SUMMARY

Jose Manuel Perez Nieto was the original owner of the Los Nietos grant encompassing some 300,000 acres of land "between what is now the Rio Hondo River and the Santa Ana River east and west; and from the mission highway on the north to the Pacific Ocean on the south," granted by Governor Fages in November, 1784. In answer to a petition by Nieto earlier in the same year, the grant was the "third great Spanish concession, preceded by San Pedro and San Rafael."

Nieto was a soldier of the San Diego Presidio. He is listed in the 1790 census of the San Diego Company as "Manuel Nieto, mulato, from Villa Sinaloa age 56; married to Maria Teresa Morillo, coyota, from Loreto, Baja California, age 34; two children, Juan Jose, 11; Jose Antonio, 5; Nieto's mother, Manuela Perez, espanola, age 70."

The soldiers were permitted to have herds of cattle, and it was for this reason that Nieto sought land of his own. He also apparently had help with stock-raising or domestic chores:

Jose Manuel Nieto evidently had Indian servants on the ranch, for Mr. Rhodes recalls that he found in one document that there was objection made to Indians from Los Nietos ranch coming to Los Angeles and raising disturbances from drinking.

A letter from Governor Fages describing the ranch in 1784 reads:

The cattle are augmenting, for that reason it is necessary to give some extension to several people, some people have asked for sites which I have granted temporarily. One is Juan Dominguez, formerly a soldier of the Presidio of San Diego. He has at this date four herds of horses or mares and about two hundred head of cattle in the San Gabriel River (downstream): Granted to Manuel Nieto for the same reason on that of La Sanja, Camino Real from said mission.

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The fact that Nieto had cattle on the San Gabriel would indicate that he was stationed at Mission San Gabriel garrison. The difficulty in ascertaining his residence arises from the fact that all of the soldiers in Southern California were members of the San Diego Company, and their names appear on the San Diego roster. At different times, various members of the San Diego Company would be garrisoned at Mission San Gabriel. The garrison lists are less complete than those of San Diego, but it is logical to assume that Nieto was at San Gabriel in 1784 when he petitioned for land to graze his cattle.

Nieto was still carried on the San Diego Company list of 1794, but is reported to have retired from the military in 1795. At this time Nieto became embroiled in what was to be a lengthy dispute with Mission San Gabriel regarding boundary and land use rights. The history of this dispute is relevant because it sheds light on specific points related to the property.

Quoting Bancroft, Engelhardt notes that "in 1795-1796 the Mission of San Gabriel laid claim to Nieto's land, called at the time La Zanja. After an investigation Borica allowed Nieto to retain what land he actually had under cultivation and in use, the rest to be used by the Mission without prejudice to Nieto's rights." The central issue appears to have been the amount of land the Mission saw itself as needing. On March 20, 1796, Father Sanchez wrote:

The Indians are poor, indeed, while Nieto is not poor; he has more horses than the Mission, whose stock is exposed to thieves. . . . This year it is said he harvested 1,000 fanegas of corn, although he told me he paid sixty as tithes (which went to the government, not to the Church or Mission), hence 600 fanegas. He harvested some wheat and a good quantity of beans, whereas we harvested only 300 fanegas of grain.

The issue was resolved by Governor Borica who determined that Nieto was to retain all of the land that he had currently in use, while the remaining land was to be used by the Mission. This solution seems to have been short-lived for on October 24, 1802, Nieto wrote to Governor Arillaga:

That the predecessors had in the name of the king given him possession of the Rancho Santa Gertrudes, alias Seyoviet. It was conceded to the Mission to sow on land close to mine, which is prejudicial to me, as the Indians kill and steal my cattle, I have complained to the Rev. Fathers without avail. I supplicate that it please you to declare whether to me or to the Mission is conceded the right to the place, so that either the Mission retire or I cede the whole place which former governors granted to me.

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The dispute was apparently resolved by a restatement of what Governor Borica had written in 1796, essentially, "I have already told Nieto that he was permitted the cultivation and use of those lands whilst the Mission does not need them. . . . I have given to Nieto possession of that place." The decision reduced the original size of the grant by approximately half.

Nieto died in 1804. His widow and five children continued to live at Rancho Los Nietos apparently in peaceful, although uneasy, coexistence with the neighboring Mission. Nieto's son, Juan Jose, notes in a letter dated January 23, 1827, that "we agreed with the Mission of San Gabriel. . . giving the Mission the right to graze their animals on our ranch just as we are doing at present and are on congenial terms." These remarks were actually a preface to a request for regranteeing individual parts of the original Los Nietos ranch to each of Manuel Nieto's heirs. Several individuals had applied for land on Los Nietos and the family sought to circumvent the possible loss of ownership through recon- firmation of the grant. On May 17, 1834, Governor Figueroa signed a document confirming the land to the heirs in five ranchos. Juan Jose Nieto was given Los Coyotes. Dona Catarina Ruiz, widow of Jose Antonia Nieto, was given the area known as Las Bolsas; Dona Manuel Nieto de Cota was granted Los Cerritos; and Josepha Cota Nieto, widow of Antonio Maria de los Santos Perez, was given Santa Gertrudes.

Each of the heirs would later dispose of his or her portion of the land. The site under investigation is located on the Santa Gertrudes portion of Los Nietos which Josepha Cota Nieto sold in 1843 to Lemuel Carpenter. The flood of 1867 was to destroy many buildings along the San Gabriel River. "Several thousand acres were washed away by the San Gabriel cutting a new channel to the sea. . . ," and the former Nieto adobe, then owned by Carpenter, was one of those carried away by the flood.

JUAN JOSE NIETO AND THE MISSION CONTROVERSY

Juan Jose Nieto became the acting head of the family in the years that followed the death of Manuel Nieto. He was, for example, the principal party involved in the application for the regranteeing of Los Nietos. In 1834, his representa- tive wrote Governor Figueroa:

The citizen Juan Jose Nieto, for himself and for his three brothers . . . and for the retired Sargent Guillermo Cota . . . wish to bring to your attention that the land was granted to our father for his services . . . and we ask that the land be preserved.

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Juan Jose appears to have been in charge of the daily operations of the entire Los Nietos ranch, and it was in this capacity that he came into direct conflict with the Mission San Juan Capistrano and its mayordomo, Patricio Ontiveros. The controversy was a long-standing one. Engelhardt notes:

A more vexatious dispute between two rancheros and Mission San Juan Capistrano, that had been dragging on for years, at last came to a head. Sargent Guillermo Cota, and Juan Jose Nieto, of the adjoining Rancho de Santa Gertrudes, claimed that since the year 1802 their cattle had been grazing as far as the Rio Santa Ana without prejudice to the Mission herds; but that the mayordomos of the Mission, through wrong branding and otherwise, had robbed their rancho of 2,500 head of cattle.

On September 3, 1821, the Nieto faction petitioned Fr. Mariano Payeras, asking for justice. Evidence was acquired from both sides involved in the dispute. This was not the first time that the controversy had come to the attention of the authorities. A letter written by Fr. Francisco Suner in 1817 presents a radically different view of the situation. "I am persuaded," wrote Suner to Governor Sola:

. . . to examine into the case that has been of so long a duration between them (Nieto) and the Mission . . . In my time the most convincing proof of their unjust mode of procedure was given; but each put the blame on the other. They were told to brand their cattle every year, as we did ours; in this way the cattle of each party would be rendered distinguishable, their owner would be known, and there would be no reason for dispute. But when they realized that by not branding their cattle they would be in a position to appropriate cattle other than their own, they took no heed, looking only to how they might make sales north and south and thus remove all the cattle.

On November 10, 1821, Fr. Payeras asked Governor Sola to reconsider the testimony as a result of the recent petition on the part of the Nieto family. The Governor eventually responded that on his next visit to Los Angeles he would review the case. An unstable political situation probably prevented Sola from devoting any further attention to the issue, for on January 13, 1823, Alcalde Manuel Gutierrez wrote to the new Governor Arguello to explain the Nieto-Mission controversy, detailing his inquiry into the situation. The document is of particular interest as it contains the testimony of Patricio Ontiveros. Mr. William Mason of the Los Angeles County Museum of Natural History summarizes the report as follows:

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Fourteen witnesses testify over the suit between Juan Jose Nieto and San Juan Capistrano Mission. Several mention mayordomo Patricio Ontiveros as having participated in mission roundups. Ontiveros himself is witness #4, who testifies that he is a retired soldier of San Diego Company, second mayordomo of San Juan Capistrano since 1811. About three years after he became mayordomo there was an increase in the size of the herds. He rounded up many head at Parage de los Alisos, where there were some 2,000 head. While branding the mission cattle there, Nieto came up and branded two calves, though he was advised not to do so, in order to avoid trouble with the mission. Later on, he found about 1,000 cattle there, and so he branded the calves. Nieto came up, told him to leave, because it was his property. The next day there were some 2,000 cattle there. The padre told Nieto to remove his stock. He refused, saying the sitio was his. Nieto disagreed, stating that the place was certainly his, as everyone knew, and that the cattle were his, in any case. The padre ordered the cattle driven to the river, while Nieto remained, cutting and branding his. Again, a fourth time at El Aliso, there were about 500 cattle there, both branded and maverick. Nieto demanded cattle he said were his, but Ontiveros gave those cattle he owed to corporal Machado of San Luis Rey to take them to the mission. He found some 20 to 30 head for branding and marking. The fifth time there were 300 to 400 cattle, most of them branded and only 10 to 12 mavericks. When asked about the testimony of Cosme Olivas and the roundup at Paraje de la Salina, he said to cross-reference with Olivas' and Luz Garcia's testimony. He says he is 49, signs with an X.

There is no record of how the suit was settled, but it is likely that it was left unresolved until the Missions were secularized and until the Nieto family was regranted title to Los Nietos lands in 1834.

The case is of considerable interest. First, it is clear that Mission San Juan Capistrano lands extended farther north than has been previously realized. Engelhardt records, in quoting from a letter written by Fr. Payeras in 1821, that representatives of the Nieto family had "presented themselves in person and in a formal petition asked me to take into consideration the damage which the Mission of San Juan Capistrano, adjoining their Rancho of Santa Gertrudes, had done to their cattle." In addition, Mr. Mason's summary of the Gutierrez account records that cattle were driven by the padres "to the river." The implication is clear that Mission San Juan Capistrano lands extended to the north of the Santa Ana River. Secondly, the dispute between Nieto and the Mission provides adequate reason for conflict between the Ontiveros and Nieto families. The possibility of such a dispute is, as demonstrated in the following section, a key to the understanding of the abandonment of the Ontiveros adobe about 1834-1835.

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In summary, the dispute between the Nieto family and the Missions is both complex and confusing. The continuing controversy does, however, document an interesting history of daily life and litigation in the California period which relates to the property under investigation. First, it is clear that distinct property boundaries were vague at the very best. For example, the suit between Nieto and Mission San Juan Capistrano is complicated by the fact that in 1815, Governor Arguello provisionally granted to Mission San Gabriel the plains of the San Gabriel River, Canada Verde, and Coyotes. This grant of land literally gave the Mission a major portion of Los Nietos, including the land involved in the Mission Capistrano dispute. There is no record of any further action, but the notation of this grant appears in a letter from Zalvidea to De la Guerra on August 25, 1824. This letter was probably in response to the suit brought by Nieto in 1821, and the fact that Nieto had requested the right to eject everyone he chose from his property. There is also no record of any agreement between Mission San Juan Capistrano and Mission San Gabriel to support the contention that they shared grazing lands. Important, however, is the fact that the lands were clearly being used by both the Missions and the Nieto family, and that the Mission incursions into what the Nietos regarded as their property had become serious enough to warrant a major suit in 1821. Such action clearly indicates that there was a considerable amount of Mission activity in the area, and that this activity may well have increased during the period 1815-1821. This conclusion is important in that it relates to the possible influence of the occupation of the adobe by mayordomo Patricio Ontiveros ca. 1811-1814.

PATRICIO ONTIVEROS AND FAMILY

A substantial amount of information exists regarding the life of Patricio Ontiveros and his family. The first reference is undocumented. Briefly, it reports that Patricio was left by his parents to be raised at Mission San Gabriel by the priests. His father, Jose Antonio, was a soldier in the Spanish Army who served as escort for a group of colonists sent to Los Angeles in 1781. Patricio was reportedly left at the Mission in 1781 at the age of nine. The first documented evidence of Ontiveros is from the records of the San Diego Company. On April 20, 1790, Jose Ontiveros was mustered out of service and his son, Patricio, was inducted. He is listed as "Patricio Ontiveros, mulatto, from Chametla, Siniloa, age 18, unmarried." It may be reasonably assumed that Ontiveros was born between 1771 and 1773. Ontiveros also appears on a San Diego Garrison list of December 31, 1794. On June 1 of the same year, a marriage record of Mission San Gabriel reports that Patricio Ontiveros, a soldier of San Diego, son of Jose Ontiveros and Anna Carrasco from Chametla, married Maria Antonio Rodriguez, daughter of Pablo Rodriguez and Maria Noriela, members of a group of colonists sent to Los Angeles.

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Ontiveros applied for his discharge in 1809, after about 20 years of service. Soldiers were eligible for a pension after 18 years, and it is not surprising that Ontiveros would apply at this time. His plans were, however, radically altered by the Hidalgo Revolt of 1810. Military pensions were, in fact, suspended in 1811 as a result of the uprising. Ontiveros was placed in the dubious position of being both without a job and without the retirement that he had clearly anticipated.

His appointment as mayordomo of Mission San Juan Capistrano was undoubtedly a welcomed event, for the position was both prestigious and rewarding. The exact date of his appointment is not known. The letter of Alcalde Gutierrez notes that he was the "second mayordomo since 1811," and Engelhardt records that Ontiveros was mayordomo by February 2, 1814. It is clear that at some point between 1811 and February 1814, Ontiveros was appointed mayordomo. It was an old custom for the Fathers to choose from the mission guard a soldier who would act as mayordomo. He would have charge of the work and, in the words of Fr. Serra:

. . . everything else that came up in the duties of the mission and if the soldier conducted himself properly it was usual for him to grow old in that position. This measure is of great importance for the advancement of the temporal affairs of the missions for the Father cannot attend personally to everything, nor would he know how to direct all the manual work that comes up, for at the monastery they did not teach him this.

The appointment is not altogether surprising, for Ontiveros was familiar with both the area and the Mission system through his years spent as a soldier at San Gabriel. As mayordomo his duties would have principally involved the supervision of the Mission cattle. Ontiveros had, in effect, become a member of the privileged class, an event which would have undoubtedly resulted in a marked change in life-style. At this point Ontiveros probably moved to the adobe under investigation. He would have needed a substantial structure befitting his position and duties, and would have the required resources to maintain a structure of this size at this point in his life.

There is precedent at other missions as well for the mayordomo to reside away from the main church quadrangle or compound. There are also suggestions that, particularly in anticipation of secularization, the missions engaged in extraordinary cattle slaughters under contracts to individuals on a half-share basis. Such contracts were reported for San Gabriel and San Luis Rey Missions. In any event, the missions regularly slaughtered for hides and tallow to use in trade, and made jerky of the meat to feed the Indians in the winter.

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The next documented evidence relating to the Ontiveros family is contained in the marriage register of Mission San Gabriel. On November 24, 1825, Juan Pacifico Ontiveros, son of Patricio Ontiveros and Maria Rodriguez, "vecinos of Santa Gertrudes," married Martina Osuna, age 18, daughter of Jose Osuna and Maria Antonia Cota. The bride had been born at Santa Barbara in 1806, into a well established family there. The use of the word "vecinos" in relation to Ontiveros and his wife is important for it is generally translated as meaning a resident or citizen of a given location. In addition, Ontiveros had been appointed "encardo de justicia de Los Nietos" by 1825. This phrase is translated as "one who is in charge of justice." This was a state title of minor significance, suggesting that Ontiveros was of some local importance. This marriage of his son was, therefore, also a marriage of two well established families.

The evidence contained in the Nieto-Mission controversy becomes particularly important in the effort to establish a history of events leading up to the abandonment of the adobe under investigation. It is clear that Juan Jose Nieto and Patricio Ontiveros held opposing interests in the dispute. The Gutierrez letter of 1823 indicates that Nieto and Ontiveros had actually come into direct conflict over the branding of cattle. "Again, a fourth time at El Aliso, there were about 500 cattle there, both branded and maverick. Nieto demanded cattle he said were his, but Ontiveros gave those cattle he owed to corporal Machado of San Luis Rey to take them to the Mission." Interestingly, in 1827, when Juan Jose Nieto wrote his initial request for the regranteeing of land he noted, "the news having reached us that the Citizen Antonio Machado and another of his kind Antonio and Nacio Avila, have applied for land on our ranch." It is tempting to speculate that the Machado mentioned in each document is the same man. Regardless, it is clear that Ontiveros and Nieto were not on the best of terms.

Juan Jose Nieto intensified his effort to have the land regranted in the early 1830s. It must have been clear to Ontiveros that once the land was formally regranted, continued residence on Santa Gertrudes would be difficult. One source notes that petitions for land "were sought as early as 1833," by Patricio, and he formally applied for grant in 1835.

Juan Patricio finally submitted a petition for a grant to Governor Jose Figueroa in 1835. Before the Governor could act however, Juan Jose Nieto, owner of Rancho los Coyotes, and others raised objections. During the ensuing delay, Juan Patricio died before gaining title.

In 1836, Juan Pacifico submitted his own petition to Governor Alvarado. In 1837, Alvarado granted 35,970.92 acres to J. P. Ontiveros.

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The history of the Ontiveros family effort to obtain a grant of land is significant, for it reveals several important features that relate to the adobe. It is clear, for example, that the Ontiveros family had abandoned the property ca. 1834-1835. This contention is supported by information contained in the 1836 census of Los Angeles County. The census notes that all of Juan Pacifico's children were "Naturel del Santa Gertrudes" or born at that place. The youngest child was then one year old. The implication is that the family was living on Santa Gertrudes until 1834-1835, and that after that point they moved to Santa Ana. The census also contains no mention of Patricio Ontiveros, and it must be assumed that he died in 1835-1836.

The above dates are also supported by documents relating to the Nieto family. In 1834 when Governor Figueroa granted the area of Rancho Los Nietos known as Los Coyotes to Juan Jose Nieto, he noted:

Because Mr. Juan Jose Nieto has the lawful right to the testamentary execution of the deceased Manuel Nieto and taking into consideration the many years he has peacefully possessed the land known by the name of Los Coyotes contiguous to that of Santa Gertrudes, Los Serritos, Los Alamitos, las Bolsas and el Rancho de Patricio Ontiveros. . . .

The confirmation is significant in that it mentions the ranch of Patricio Ontiveros. In 1839 Juan Jose sold Los Coyotes. The Ontiveros ranch is again mentioned, but the ownership is now credited to Juan Pacifico.

In the City of Los Angeles . . . appeared Juan Jose Nieto native and resident of the Rancho de Santa Gertrudes of this Municipal Government, and said that he, in the name of his sons, heirs, successors . . . sells . . . los Coyotes which is located in this the same municipality and consists of ten sites . . . it is adjacent to the ranches of Santa Gertrudis, los Serritos, los Alamitos, los Bolsas and the ranch of Juan Pacifico Ontiveros.

The change in ownership of the land by 1839 confirms the fact that Patricio had died during the interim.

The history of the Ontiveros family in Southern California is an interesting one. Saddleback Ancestors describes the later period in detail.

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Juan Pacifico and his wife Martina Osuna had had several children. Maria de la Ressureccion was born 15 April 1829; she married Felipe Reid in 1843. Patricio II, a boy named for his grandfather, was born 6 July 1830; he married Leonora Serrano, daughter of Josefa Montalva and Leandro Serrano, in 1853. Maria Petra Jesus, born in 1832, married the German immigrant August Langenberger, an early colonist of Anaheim. Maria de los Dolores, born 15 August 1833, was the last to join the family at Rancho Santa Gertrudes. She became the wife of Prudencio Yorba, son of Felipa Dominguez and Bernardo Yorba. By the time of the birth of the next child, Ramon Guillermo, on 1 September 1835, the family had relocated to Rancho las Bolsas, another of the Nieto properties. Ramon married Magdalena Perez in 1854.

The next child born to Martina and Juan Pacifico was Juan Nicolas on 10 December 1837. His arrival seems to have celebrated the recent acquisition of the family ranch. Eventually he married Maria Eustaquida Serrano, sister of his older brother's wife. The Ontiveros' apparently did not move immediately to their newly acquired property, however, since the births of several more children are recorded at Rancho las Bolsas. Jose Florentino, born 7 April 1840, later occupied the adobe of his father on another ranch in the Santa Maria area. Maria Rita was born 3 April 1842 and Salvadora in 1845. Their last two children were sons: another Jose, born in 1846, and Abraham, born 3 April 1848. Abraham married twice, first to Dorela la Vidal, after her death, to Petra Arreylanes.

Juan Pacifico Ontiveros was an honest, hard worker and his Rancho San Juan Cajon de Santa Ana became prosperous. He was joined on the ranch by two of his sons, Patricio II and Ramon, and son-in-law August Langenberger, each of whom built homes for their families. The town of Placentia would one day emerge in the area where they lived.

Groves and grazing lands would have sufficed for the Ontiveros, but Rancho San Juan Cajon de Santa Ana had one product which was in truth a godsend for the settlers in the Santa Ana valley. In one of the dry canyons was a wall of rock, seeping thick black asphalt. The early ranchers discovered that this material was useful in waterproofing the roofs of their adobes. Thus they made numerous visits to the Ontiveros property for supplies of it.

In spite of the productivity of his land, Juan Pacifico was wont to say of parts of it, "Peor es nada." George Hansen must not have taken

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seriously his "Good for nothing," for on 27 July 1857 he bought 1,165 acres of the ranch. Earlier Ontiveros had employed Hansen, a German immigrant and civil engineer from San Francisco, to survey his holdings. Hansen became so enamored with this land that not even the owner's remark that the land "wasn't fit to pasture goats" could dissuade him from his choice.

The full potential of the land was not realized at the time and would not be for some years to come. Hansen's title was confirmed, it was issued in the name of the German colonists who founded the "Mother Colony" which became Anaheim. It is recorded that two dollars per acre (or \$2,330) was paid for the property. This included the privilege of bringing water from the Santa Ana River through the Yorbas' Rancho Santiago de Santa Ana without interference.

In 1851 after California had been admitted to the Union, it was necessary for grantees of the ranchos to prove title to their lands. Much to his dismay, Juan Pacifico found it difficult to prove his claims. First, it was discovered that the grant issued in 1837 for the Rancho San Juan Cajon de Santa Ana failed to delineate adequately its boundaries. It was necessary to present the original petition and maps to validate the grant, but some years earlier Ontiveros had lost his copies of the documents necessary now to prove his claim. A search in the state archives was to no avail; neither the petition nor map could be found. Because of his inability to produce these relevant documents, Ontiveros' claim was rejected.

Undaunted, Ontiveros appealed the decision. Among those appearing in his behalf were surveyor George Hansen, Manuel Duarte, and Bernardo Yorba. In 1856 the United States District Courts reversed the initial decision. Ontiveros felt sure that his title was now clear. Then a government counter-appeal was carried to the Supreme Court. It was subsequently dismissed in December of 1857. The patent to Rancho San Juan Cajon de Santa Ana was finally signed and the case closed in 1876.

Long before the case was cleared, though, Juan Pacifico had deeded some of the land to his son Patricio II. He had bought for himself Rancho Tepusquet located near Santa Maria at the junction of the Sisquoc and Cuyama Rivers. In addition, he had built an adobe home in which he took up residence in 1857. Here he lived until his death at 95. Son Florentino also occupied the Rancho Tepusquet home which became known as the Florentino Ontiveros Adobe. It was later purchased and restored by the G. Allen Hancock family.

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August Langenberger and Benjamin Dreyfis purchased 3,900 acres of the Rancho San Juan Cajon de Santa Ana lands which had been deeded to Patricio Ontiveros by his father. This land was sold again in 1865 to another German immigrant, Daniel Kramer, for \$4,600. He lived on it with his family for fifty years. Most of what was left on the Ontiveros ranch was eventually bought by Abel Sterns, a land baron who came into ownership of many of the early Mexican grants.

In conclusion, several significant features regarding the Ontiveros family and this adobe are evident. The property was probably occupied by the Ontiveros family between 1811 and 1814. The earliest possible date is 1809, following Patricio's discharge from the army, but it is unlikely that he would have had the resources to support such a large structure at this time. The occupation continued until 1834-1835 when Patricio died and the family moved to Santa Ana. Most important is the fact that the adobe represents the physical remains of an early and little understood period of California's history. The historical and archaeological evidence relating to the Ontiveros adobe can only add to the better understanding of this period and to the fuller understanding of our California heritage.

HAWKINS-NIMOCKS/SLUSHER ESTATE

BACKGROUND

Sale and Subdivision of Santa Gertrudes

On December 27, 1843, Lemuel Carpenter purchased Rancho Santa Gertrudes, which includes the present site of the Hawkins-Nimocks Estate, from Josepha Cota Nieto, widow of Antonio Maria Nieto, for \$4,000. At first he claimed 24,000 acres but this was reduced to 17,600 acres through litigation with Eduardo Pollorena, the Vejar family, and Bernardino Guirado. A native of Kentucky, Carpenter arrived in California from Santa Fe, New Mexico, in 1833.

Following the purchase of Santa Gertrudes, Carpenter moved to the Nieto property on the east bank of what is now the San Gabriel River; this location is shown on an 1862 Plat of Los Nietos Township. Here, "Mr. Carpenter raised a family of 2 and later of 5 more children, his first wife, named Espiritu, being of Indian extraction, and his second wife, married by the church, being Maria de los Angeles Dominguez."

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In 1852, Carpenter borrowed \$5,000 from John Gately Downey at 5% interest compounded monthly. From 1852 to 1859, the debt grew to \$104,000, and on November 11, 1859, the sheriff auctioned the property to satisfy the creditors. Rancho Santa Gertrudes was sold to Downey and James McFarland for \$60,000. Prior to the sale, Carpenter had taken his own life. "After Carpenter's death his family continued to occupy the place (adobe only). . . . Downey dismissed a suit to eject Mrs. Carpenter." Downey was elected Lieutenant-Governor of California in the same year.

At the request of the new owner the ranch was surveyed by the U.S. Surveyor General. A Plat map was prepared and drawn October 4, 1862, approved in 1869, and recorded in 1871. Downey and McFarland had conceived of an extensive real estate venture involving the subdivision of Santa Gertrudes and the sale of property to a large number of individual buyers. The first deed of sale was executed on April 22, 1865, to J. H. Burke. "Governor Downey has," noted one rancher-investor, "throughout his whole career proven himself the friend of the poor man, and has helped many to procure good homes on easy terms."

To promote the sale of property, the Santa Gertrudes Land Company was formed. A newspaper article dated February 19, 1867, describes the area at that time:

The township of Los Nietos is situated in the valley of the San Gabriel river, and is supplied for irrigating and domestic purposes by that stream. The principal settlement is upon the Los Nietos or Santa Gertrudes rancho . . . Jno. G. Downey, offers superior facilities for persons wishing to purchase and improve homesteads; and during the past year several hundred persons have availed themselves of the opportunity to purchase fine lands upon reasonable terms, and Los Nietos presents to-day the appearance of a settlement several years old. We observed a number of neat, well-built farm cottages, and large well-filled barns, long rows of live willow fencing, and well and conveniently constructed water canals or zanjas.

Additional investors were attracted by early reports such as this and by 1800, one article declared that "the valley of Los Nietos is one of the richest agricultural sections of the State of California."

The real estate venture and promotional scheme of Downey and the Santa Gertrudes Land Company were largely responsible for the development of the Santa Gertrudes-Los Nietos-Santa Fe Springs area in the latter half of the nineteenth century. When Downey purchased Rancho Santa Gertrudes in 1859, the California period of Los Nietos truly came to an end. The early inhabitants of the area either left, were moved off, or were forgotten. In a comparison of the "old" Los Nietos to the "new" Los Nietos, one article notes:

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. . . the settlement of (old) Los Nietos, about two miles square, embracing some forty or fifty families, who, year after year, raise their one hundred bushels of corn to the acre, and take the world easy . . . In the same neighborhood is the Pico Ranch settlement . . . Both settlements seem to have escaped the general rush of progress, but will doubtless come to it in good time.

The property nominated is located immediately to the south of the old Los Nietos area. Like it, this region developed somewhat later than the rest of the Los Nietos Valley. The name of "new" Los Nietos was changed to Downey in 1876. The area of "old" Los Nietos, while still a part of the Santa Gertrudes development scheme, was not developed until somewhat later. The growth of this area is closely associated with individuals and events related to the study property.

Ownership After Subdivision

After the Santa Gertrudes Land Company subdivision, the earliest recorded owner of this property was listed as J. C. Fulton on a map prepared by the County Surveyor in 1898 which identifies the original deeded owners of land in the Los Nietos area. No other information has been located about J. C. Fulton, but it seems likely that he was either related to J. E. Fulton, or that the map itself is in error and the land was actually in J. E. Fulton's name at this time. Interestingly, J. E. Fulton is shown as owning property to the north and east of the land listed as belonging to J. C. Fulton.

By 1871-1872, the property was definitely owned by J. E. Fulton. The Los Angeles County Assessor's records carry this entry:

Fulton, J. E.  
111 acres of land south of Sanford's, Los Nietos, in the County of Los Angeles, State of California, bounded north by Sanford, east by Santa Gertrudes, south by Houghton, west by Haddock and Jones, valued at \$555. House crib and fence valued at \$750 - one spring wagon, horses, cows.

There is no other record of Fulton's house, but stylistic analysis indicates that this may well have been the cottage referred to and illustrated in the historical description of the Hawkins-Nimocks estate prepared around the turn of the century. The board and batten construction is a typical 1870s building characteristic in Southern California. This cottage was either demolished prior to an addition by Slusher or destroyed in the 1941 fire.

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At this time Fulton appears to have been an agent of the Santa Gertrudes Land Company. One contemporary account reports, "after inspecting Nietos, I rode over with Dr. J. E. Fulton, the local agent of the Santa Gertrudes Land Company, to inspect that flourishing settlement." The article further describes that "a noticeable feature of this district is Dr. Fulton's artesian well . . . It is Dr. Fulton's intention to erect a sanitarium near this well."

Fulton did indeed build a sanitarium near his well. Known as Fulton Wells, the town that grew up around it would later become Santa Fe Springs.

The place was actually named Fulton Sulphur Springs and Health Resort when it was platted in the mid 1870's, Doctor Fulton had a resort hotel, and passengers en route from Los Angeles to San Diego often stopped for a few days at the mineral springs resort . . . The hotel was surrounded by beautiful park-like grounds. Few of the lots that were platted sold, and the community did not develop until the Santa Fe Railroad came through with its 1886 line and promoted the line as Santa Fe Springs.

Hawkins Purchase

The property was next owned by Harvay H. Hawkins. Information indicates that Hawkins was resident here as early as 1884. He is listed in the Los Angeles County Great Register of 1884 as a farmer living at Los Nietos, a native of Missouri. Hawkins appears to have spent considerable time and money in developing an extensive garden-ranch on the property. Mrs. Slusher, a subsequent owner, once recalled that "the big house and the carriage barn and a conservatory full of rare plants and fine gardens adorned with exotic trees and statuary were developed . . . by Hawkins." The exact date of Hawkins' acquisition is unknown but it seems likely that Fulton would have disposed of the property at or about the time he built his health resort. Fulton built the resort in 1878. The stylistic qualities of the original house and barn indicate that they were built in the late 1870s to the early 1880s. These considerations suggest that Hawkins was on the property before the 1884 reference. The dating of the structures and the time of Hawkins' arrival are therefore estimated as about 1880.

Hawkins disposed of the property about 1890. It was purchased by Walter and Martha Nimocks shortly after their arrival in California from Minneapolis. The relationship of the Nimocks is obscure, but it appears that prior to the sale of the ranch in 1904, Martha Nimocks was in complete possession of the property. One biographer notes:

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Previous to 1904 she owned the celebrated Hawkins Ranch at Santa Fe Springs, its 140 acres being set to oranges, pears and alfalfa under her direction. Magnificently built up for those days, this property was for many years one of the show places of Los Angeles County, Mrs. Nimocks' rare sense of the beautiful and artistic nature serving in good stead the plans carried out on the ranch.

In 1904 Mrs. Nimocks purchased a ranch near Talbert and disposed of the Hawkins property. It is clear, however, that while the Nimocks were living on the Hawkins ranch they maintained and added to the ranch buildings, structures and landscape features and enhanced its reputation.

The property was purchased by Eugene Overton, an attorney, in 1904. Overton remodeled several of the buildings on the ranch and commissioned an addition to the main house. He also is reputed to have altered the landscape features of the property through the removal of much of the garden statuary. A newspaper article records "that when Overton acquired the place, he consigned the marble and pewter to a ravine and let Jim Weaver transplant the palms to Little Lake Cemetery which adjoined the ranch on the south."

Slusher Ownership

In 1915-1916, the property was purchased by Mrs. Margaret Frances Slusher, a prominent businesswoman in the Los Angeles area. Mrs. Slusher and her husband Silas operated the ranch as a farm until the early 1920s when oil was discovered on the land. The structural and landscape features altered during the period when Mrs. Slusher owned the ranch. These alterations included the addition of several rooms to the main house, the addition of a garage to the tank house, and numerous modifications to the landscape. The property was further altered by development of the oil industry after about 1922.

Mrs. Slusher maintained possession of the property until her death in June of 1971. During the period from 1941 to 1971, the property was affected both through neglect and by fire. The main house and its additions burned down in 1941 and the barn/carriage house burned in 1969. The property is currently held in trust by the Shriners Hospitals for Crippled Children and the Society for the Prevention of Cruelty to Animals. A caretaker lives on the fenced grounds.

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The property today consists of various remnants of the Hawkins-Nimocks garden-ranch complex. Sculptural and structural remains date back to the 1880s. The complex is of considerable historical, architectural and botanical interest, and is one of the few remaining examples of its kind in Southern California.

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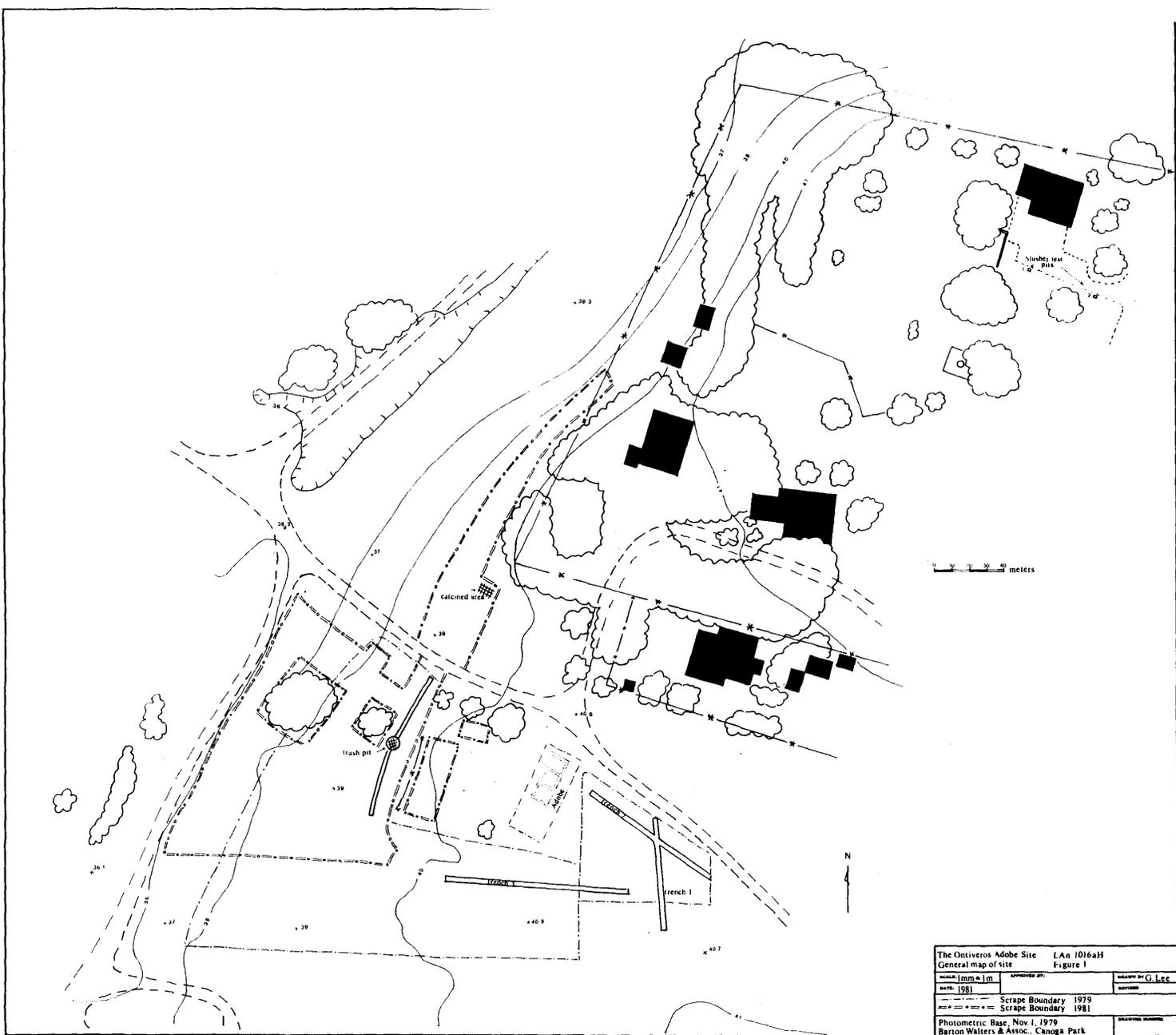
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Individuals Consulted

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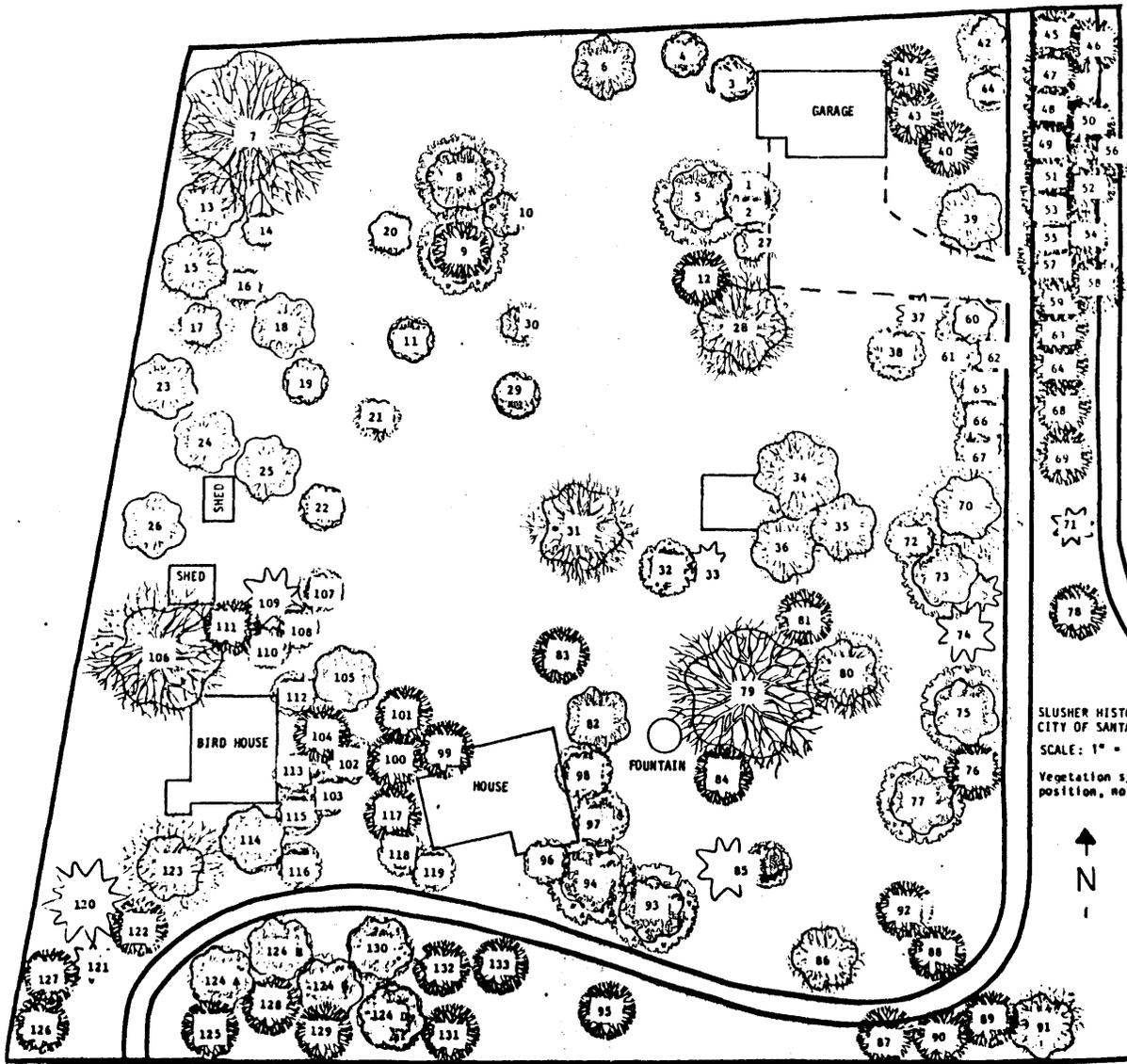


The Ontiveros Adobe Site		LAn 1016aH	
General map of site		Figure 1	
SCALE: 1mm = 1m	APPROVED BY:	DRAWN BY G. Lee	
DATE: 1981		AUTORISED	
-----		Scrape Boundary 1979	
-----		Scrape Boundary 1981	
Photometric Base, Nov. 1, 1979		DRAWING NUMBER:	
Barton Walters & Assoc., Canoga Park			





BOTANICAL GARDENS SUPPORT INFORMATION



SLUSHER HISTORIC SITE  
CITY OF SANTA FE SPRING:  
SCALE: 1" = 44 Meters  
Vegetation symbols in n  
position, not to scale.

Vegetation Key:

- |                                    |                                     |                                     |                                      |
|------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|
| 1. <i>Pittosporum undulatum</i>    | 35. <i>Ulmus parvifolia</i>         | 69. <i>Nerium oleander</i>          | 103. <i>Ulmus parvifolia</i>         |
| 2. <i>Ligustrum sinense</i>        | 36. <i>Schinus molle</i>            | 70. <i>Ceratonia siliqua</i>        | 104. <i>Syzygium paniculatum</i>     |
| 3. <i>Bougainvillea glabra</i>     | 37. <i>Bambusa species</i>          | 71. <i>Washingtonia proliferata</i> | 105. <i>Broussonetia papyrifera</i>  |
| 4. <i>Cotoneaster pannosa</i>      | 38. <i>Ulmus parvifolia</i>         | 72. <i>Eucalyptus globulus</i>      | 106. <i>Quercus agrifolia</i>        |
| 5. <i>Schinus molle</i>            | 39. <i>Ceratonia siliqua</i>        | 73. <i>Grevillea robusta</i>        | 107. <i>Tuarea whittakeri</i>        |
| 6. <i>Laurus nobilis</i>           | 40. <i>Cotoneaster pannosa</i>      | 74. <i>Washingtonia proliferata</i> | 108. <i>Buxus microphylla</i>        |
| 7. <i>Schinus molle</i>            | 41. <i>Persea americana</i>         | 75. <i>Quercus agrifolia</i>        | 109. <i>Phoenix canariensis</i>      |
| 8. <i>Laurus nobilis</i>           | 42. <i>Schinus molle</i>            | 76. <i>Cotoneaster pannosa</i>      | 110. <i>Cotoneaster pannosa</i>      |
| 9. <i>Laurus nobilis</i>           | 43. <i>Syzygium paniculatum</i>     | 77. <i>Quercus agrifolia</i>        | 111. <i>Pittosporum undulatum</i>    |
| 10. <i>Paeonia officinalis</i>     | 44. <i>Barbarea stenocephala</i>    | 78. <i>Citrus species</i>           | 112. <i>Pittosporum undulatum</i>    |
| 11. <i>Broussonetia papyrifera</i> | 45. <i>Cotoneaster pannosa</i>      | 79. <i>Ficus rubiginosa</i>         | 113. <i>Laurus nobilis</i>           |
| 12. <i>Broussonetia papyrifera</i> | 46. <i>Schinus molle</i>            | 80. <i>Brachyhiton populneum</i>    | 114. <i>Grevillea robusta</i>        |
| 13. <i>Laurus nobilis</i>          | 47. <i>Nerium oleander</i>          | 81. <i>Deal trees-remove</i>        | 115. <i>Quercus engelmannii</i>      |
| 14. <i>Rhinus communis</i>         | 48. <i>Syzygium paniculatum</i>     | 82. <i>Grevillea robusta</i>        | 116. <i>Ulmus parvifolia</i>         |
| 15. <i>Schinus molle</i>           | 49. <i>Nerium oleander</i>          | 83. <i>Pinus canariensis</i>        | 117. <i>Ulmus parvifolia</i>         |
| 16. <i>Baccharis glutinosa</i>     | 50. <i>Cotoneaster pannosa</i>      | 84. <i>Cotoneaster pannosa</i>      | 118. <i>Ulmus parvifolia</i>         |
| 17. <i>Prunus species</i>          | 51. <i>Syzygium paniculatum</i>     | 85. <i>Washingtonia proliferata</i> | 119. <i>Nerium oleander</i>          |
| 18. <i>Quercus agrifolia</i>       | 52. <i>Broussonetia papyrifera</i>  | 86. <i>Pinus canariensis</i>        | 120. <i>Phoenix canariensis</i>      |
| 19. <i>Buxus sempervirens</i>      | 53. <i>Nerium oleander</i>          | 87. <i>Ulmus parvifolia</i>         | 121. <i>Phoenix canariensis</i>      |
| 20. <i>Baccharis glutinosa</i>     | 54. <i>Syzygium paniculatum</i>     | 88. <i>Ulmus parvifolia</i>         | 122. <i>Pittosporum undulatum</i>    |
| 21. <i>Prunus species</i>          | 55. <i>Schinus molle</i>            | 89. <i>Bambusa species</i>          | 123. <i>Brachyhiton acerfolium</i>   |
| 22. <i>Prunus species</i>          | 56. <i>Pittosporum undulatum</i>    | 90. <i>Cinnamomum camphorum</i>     | 124. <i>Ulmus parvifolia</i>         |
| 23. <i>Olea europaea</i>           | 57. <i>Nerium oleander</i>          | 91. <i>Flatmanus rupestris</i>      | 125. <i>Laurus nobilis</i>           |
| 24. <i>Olea europaea</i>           | 58. <i>Syzygium paniculatum</i>     | 92. <i>Laurus nobilis</i>           | 126. <i>Laurus nobilis</i>           |
| 25. <i>Olea europaea</i>           | 59. <i>Nerium oleander</i>          | 93. <i>Syzygium paniculatum</i>     | 127. <i>Pittosporum undulatum</i>    |
| 26. <i>Schinus molle</i>           | 60. <i>Pittosporum undulatum</i>    | 94. <i>Ulmus parvifolia</i>         | 128. <i>Pittosporum undulatum</i>    |
| 27. <i>Plumbago capensis</i>       | 61. <i>Arbutus unedo</i>            | 95. <i>Ulmus parvifolia</i>         | 129. <i>Crotonia argentea</i>        |
| 28. <i>Ulmus parvifolia</i>        | 62. <i>Verbena tenuiseta</i>        | 96. <i>Cordyline australis</i>      | 130. <i>Pittosporum undulatum</i>    |
| 29. <i>Buxus microphylla</i>       | 63. <i>Citrus species</i>           | 97. <i>Handina domestica</i>        | 131. <i>Ulmus parvifolia</i>         |
| 30. <i>Nicotiana glauca</i>        | 64. <i>Syzygium paniculatum</i>     | 98. <i>Ulmus parvifolia</i>         | 132. <i>Homalodadium platycladum</i> |
| 31. <i>Grevillea robusta</i>       | 65. <i>Homalodadium platycladum</i> | 99. <i>Broussonetia papyrifera</i>  | 133. <i>Cinnamomum camphorum</i>     |
| 32. <i>Nicotiana glauca</i>        | 66. <i>Cotoneaster pannosa</i>      | 100. <i>Syzygium paniculatum</i>    |                                      |
| 33. <i>Bambusa species</i>         | 67. <i>Ulmus parvifolia</i>         | 101. <i>Grevillea robusta</i>       |                                      |
| 34. <i>Eucalyptus globulus</i>     | 68. <i>Nerium oleander</i>          | 102. <i>Syzygium paniculatum</i>    |                                      |

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